

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, January 12, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, January 12, 2005. In attendance were William Taylor, Maurice Todd, Fred Reiter, Paul Vernon, and Gary Whelan. Kevin Matson, of Kelly Engineers, and our Township Code Enforcement Officer Richard Jensen were also in attendance.

CALL TO ORDER

The meeting was called to order at 7:35 P.M.

ORGANIZATION

Following a motion (Todd/Vernon), Mr. Taylor was elected Chairman. A second motion (Reiter/Vernon) elected Mr. Todd as Vice-Chairman.

PUBLIC COMMENT

There was no public comment.

MINUTES

The Planning Commission motioned and approved (Reiter/Vernon) the Minutes of the December 8, 2004 meeting.

KEEFE SUBDIVISION

Jim Fritsch of Regester, representing Tara Keefe, presented this two-lot, 4.5 acre subdivision at 47 Atwater Road, zoned R-1. The existing house will remain and one new single-family dwelling is proposed for this site. Additional survey work has been done. This plan has been revised showing a common driveway to a point and existing trees on the western boundary do not need to be removed. Existing septic systems were located and all required distances have been met for existing and new septic systems. The existing springhouse/wellhouse will be utilized for water service to the existing house. The well along Atwater and the well at the rear of the property will be abandoned and a new well will be drilled for the rear lot.

Of the 16 comments in Kelly Engineers' January 7, 2005, review letter, all have been resolved with the exception of Item 14. The Applicant will obtain the NPDES permit from the Delaware County Conservation District.

Mr. Todd asked how many trees 12" or greater are being removed and were they being replaced. Mr. Fritsch noted the four trees to be removed and, because of the wooded area on this lot, replacement is not being proposed. Mr. Todd suggested that if there was anyone in attendance who would like trees added, this would be the time to voice such request. No one responded.

Storm water management will be handled by a dry well to be built at the rear of the house to be built.

The Planning Commission (Todd/Vernon) recommended that the Board of Supervisors approve this plan as submitted, pending resolution of Item 14 of Kelly Engineers' January 7, 2005 review letter.

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STONE BROOK III

No one was in attendance representing this Applicant.

CAMP SUNSET HILL – TOLL BROTHERS

Susan Boswell, Esquire, representing this Applicant, remarked that most of the comments in Kelly Engineers' January 10, 2005, review letter have been resolved. Mr. Jensen questioned and Ms. Boswell explained that emergency access will be available to this site via the PECO easement. Ownership of the fire hydrants still needs to be addressed. Agreements have been reached with Chester Water Authority and Columbia Gas.

The Planning Commission (Vernon/Todd) recommended that the Board of Supervisors approved this plan as submitted, pending resolution of any outstanding items in Kelly Engineers' January 10, 2005, review letter and subject to potential field changes for improvement of stormwater management.

CALVARY CHAPEL OF DELAWARE COUNTY

Representing this Applicant, Kenneth D. Kynett, Esquire, presented this preliminary plan and explained that Calvary Chapel is in the process of a Conditional Use approval. This proposal is for construction of a church on Lot 2 on Brandywine Drive, approximately 18.5 acres, in the Chadds Ford Business Plaza. Calvary is also the equitable owner of Lot 4, approximately 4.5 acres, for which there is no proposal at this time; however, there will be joint obligation for maintenance of the stormwater basin on the site via recorded agreements between

owners.

Mr. Kynett led the discussion of items in Kelly Engineers' January 12, 2005, review letter, all of which will be addressed when this plan is revised and re-submitted.

Mr. Jensen asked if there was any possibility of reduction of impervious coverage on any of the loop roads or parking areas. Mr. Kynett responded that they will investigate this matter.

The Conditional Use hearing for this Applicant continues on January 26, 2005.

JOSEPH GRACE

Michael Lyons, Esquire, representing both Joe Grace and his son, Joe, summarized a sketch plan for the Chadds Ford Inn property that they are proposing to purchase. Renovations for this 1.9 acre site include an elevator for handicap access in the Inn, the antique shop will be renovated for a 60-seat café (3,000 s.f. part retail and part café). The restaurant is a use-by-right. There are approximately 49 existing parking spaces. The Doubet Jewelry building will be removed and additional parking in the rear will provide for a total of 124 parking spaces. The proposed 25 foot easement for access to Rt. 100 that is shown on this plan has not been finalized. A neighbor commented that there is a mounded septic on the site where the proposed easement for access to Rt. 100 is shown.

This entire site is within our Township Historic District and subject to HARB review for any changes.

BALTIMORE PIKE FEASIBILITY STUDY

Tom Comitta explained that the purpose of the Baltimore Pike Feasibility Study, adopted by Resolution in June 2003, was to look at sewage issues and future land use. He was asked to make a recommendation on how to best implement the Baltimore Pike Feasibility Study while

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Baltimore Pike Feasibility Study (cont.)

being mindful of any sections of the zoning code that might be amended. The map shows all properties that front on Baltimore Pike, either on the north or south. It also shows that from approximately the midpoint of Baltimore Pike west to the Chadds Ford Village is already in the Historic Overlay District (adopted in 1987/1988).

A lengthy discussion followed and Mr. Comitta will revise several points discussed in order to make them remain consistent with the existing Township ordinances. A definition of “steep slopes” will be added.

Pending the revisions discussed, the Planning Commission (Todd/Reiter) authorized Mr. Comitta to submit this plan to the Delaware County Planning Department for their review.

ADJOURNMENT

The meeting was adjourned at 10:05 P.M.

Gail G. Force, Secretary